127.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,300 / 692,300
					USE VALUE:	692,300 / 692,300
					ASSESSED:	692,300 / 692,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS JOSHUA &	
Owner 2:	METZLER CHRISTINE &	
Owner 3:	LEDOGAR KATE ELLEN	
Street 1:	31-33 TRULL ST	
Street 2:		
Twn/City:	SOMERVILLE	
St/Prov:	MA	Cntry:
Postal:	02145	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	FITZPATRICK KATHLEEN -
Owner 2:	-
Street 1:	23 MT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,818 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 1936 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
ll				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2818.000	374,400		317,900	692,300
Total Card	0.065	374,400		317,900	692,300
Total Parcel	0.065	374,400		317,900	692,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.59 | /Parcel: 357.5

Legal Description

User Acct 81583

GIS Ref

GIS Ref

Insp Date 11/13/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0015.0

!9811!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	374,400	0	2,818.	317,900	692,300	692,300	Year End Roll	12/18/2019
2019	104	FV	306,600	0	2,818.	317,900	624,500	624,500	Year End Roll	1/3/2019
2016	104	FV	287,400	0	2,818.	236,100	523,500	523,500	Year End	1/4/2016
2015	104	FV	239,500	0	2,818.	204,300	443,800	443,800	Year End Roll	12/11/2014
2014	104	FV	239,500	0	2,818.	197,500	437,000	437,000	Year End Roll	12/16/2013
2013	104	FV	247,300	0	2,818.	188,000	435,300	435,300		12/13/2012
2012	104	FV	269,200	0	2,818.	163,500	432,700	432,700		12/27/2011
2011	104	FV	269,200	0	2,818.	163,500	432,700	432,700		12/27/2011

PRINT

Date	Time
12/11/20	00:13:28

LAST REV

Date	Time
10/10/18	15:20:00
apro	
9811	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZPATRICK KAT	65482-253		6/4/2015		612,000	No	No		
MC GAHAN DEBRA	36952-326		11/6/2002		460,000	No	No		
MCGEOGHEAN EDWA	28515-389		4/30/1998		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2013	569	Redo Bat	6,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	Other Change	DGM	D Mann
6/14/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	163	PATRIOT
1/29/2000	Inspected	264	PATRIOT
11/29/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2818		Sq. Ft.	Site		0	70.	1.61	6			Frontag	-10					317,860						317,900	

Total AC/HA:	0.06469	Total SF/SM:	2818	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	317,860	Spl Credit		Total:	317,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

USER DEFINED

Prior Id # 1:	81583
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.19235539
Const Adj.:	0.99989998
Adj $ / SQ:	190.758
Other Features:	102750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542610
Depreciation:	168209
Depreciated Total:	374401

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

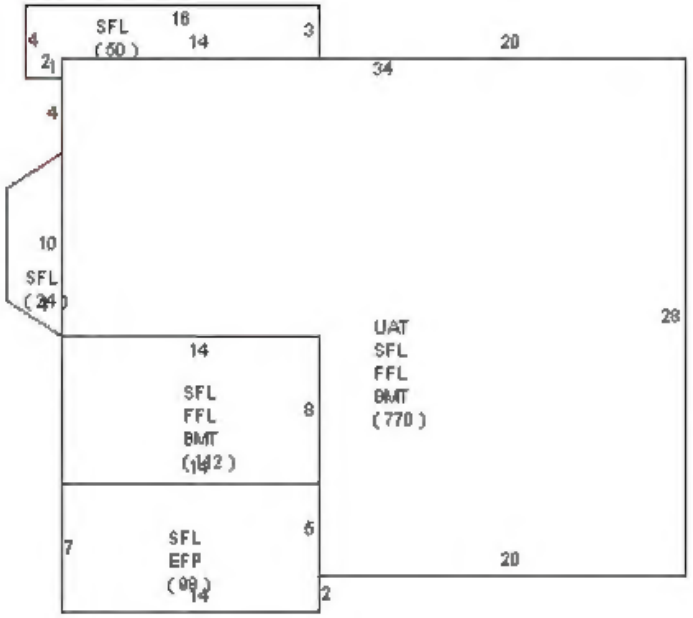
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.76
Special Features:	0	Val/Su Net:	120.42
Final Total:	374400	Val/Su SzAd	193.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,054	190.760	201,059
BMT	Basement	882	57.230	50,475
FFL	First Floor	882	190.760	168,248
UAT	Upper Attic	193	76.300	14,688
EFP	Enclos Porch	98	55.000	5,390

Net Sketched Area:	3,109	Total:	439,860
Size Ad	1936	Gross Are	3686	FinArea	1936
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Features:		Total:	